

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

02-38

Orleans

EAS.1276

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 105 Gigi Lane

Historic Name: George H. Martin House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1952-1955]

Source: 1952 USGS aerial survey, George Martin probate records

Style/Form: No Style

Architect/Builder: Unknown/ George Martin

Exterior Material:

Foundation: Concrete block, concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Pottery shed (date unknown)

Major Alterations (*with dates*):
Rear, two-story addition w/ garage (ca. 2003)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acres

Setting: The property is situated within a small mid-20th century former cottage colony. Gigi Lane is a non-paved road off Main Street (6A). The surrounding area includes mid- to late-20th century cottages and modest houses. This house is set back on its level parcel. Low growth is cleared on this parcel that is otherwise left in a natural state with scrub pine and deciduous trees. An unpaved driveway leads past the west side of the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The form of this house consists of a 1½-story front (south) block, with side-gable roof and a stepped down rear ell that also, unusually, has a side-gable roof. It is possible that these two components of the house were separate cottages that were later joined. The northernmost two-story component with garage was added in ca. 2003.

The front (south) block rests on a concrete block foundation. These elevations are clad in weathered wood shingles with plain cornerboards. The roofs are clad in asphalt shingles, and a low brick chimney rises from the front roof ridge. The front door is located off-centered on the south elevation. Fenestration on either side of the door appears to consist of modern slider systems. The other elevations have small, irregularly spaced windows, and there is a sliding glass door on the right (east) side of the front block.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has an Assessor date of 1936, but that is not accurate. The earliest recorded subdivision of land that included this parcel was in December of 1949 with what would become 105 Gigi Lane part of Lot B (Figure 2).¹ This plan shows a house on Lot A and a building in the northwest corner of Lot B with a very small footprint. The plan was recorded for Eastham residents Eleazer P. and Dora Greening. In a deed signed in September, 1947 and recorded in February 1948, an administrator for the estate of George H. Carlisle, late of Eastham, had sold this land to the Greenings for \$1,000.² Eleazer P. Greening was born in Canada in ca. 1894 and he was listed as a "house building carpenter" in the 1950 census. Prior to moving to Eastham, they had lived in Somerville where he also worked as a carpenter. Based on title records, they appear to have arrived in Eastham when they bought this land, and moved when they sold Lots A, B, C and D in 1950 and 1951. Indeed, these are the only transactions on record for the Greenings throughout the Cape.

In January of 1950, the Greenings sold Lots A and B in two deeds to George H. Martin of Eastham. Both deeds referenced "buildings thereon situated."³ It is unknown if the buildings referenced were again just the two shown on in the 1949 plan, or if

¹ Barnstable County Registry of Deeds, Plan Book 94/ Page 61.

² Barnstable County Registry of Deeds, Book 687/ Page 501.

³ Book 740/ Page 372, 373.

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Eleazer Greening had built additional cottages, but that seems unlikely given that the plan was drafted in December 1949 and Lots A and B were sold the next month. Also, it is George Martin who is the first to be listed in the 1951 Eastham tax records for owning cottages here. George H. Martin was born in Massachusetts in ca. 1894. As of the 1950 census, he was divorced and, like Greening, was listed as a "house building carpenter." He is also shown living next to Eleazer and Dora Greening in that census. Numerous other neighbors in North Eastham were also listed as house builders - an indication of how summer cottage construction had burgeoned.

Starting in 1938, the United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod. The 1952 USGS photo for this location (the next survey to be done) shows how Lots A and B remained largely undeveloped and there is no indication of a house in this location (Photo 3). That said, it is likely that George Martin built this house, or this house began as one of his cottages. This was the only land he owned in Eastham. He died in early 1956, and the real estate schedule in his probate records includes a "family wood frame dwelling" and four (4) wood frame cottages in Eastham, totaling \$19,425 in value. This would mean that this house, or some element of it, was first built in ca. 1952-1955. Lots A and B were inherited by his daughter, Grace Vivian Mahoney of Lakeville. In 1958, she sold both lots to Paul H. and Dorothy P. Hoffner of Bolton, MA.⁴

Paul and Dorothy Hoffner were living in North Eastham in 1967 when they sold Lots A and B to Ann B. Fowler and Nancy R. Barnes of Champlain Road in Orleans.⁵ It appears to be Ann Fowler and Nancy Barnes who first branded this cottage colony with the name Bay-Sea Cottages. They sold a 1/3 interest in Lots A and B to Harry Barnes, also of Orleans, which was the first deed to include that name.⁶ In May of 1971, they recorded of Plan of just Lot B, subdividing it into Lots 1 and 2.⁷ As can be seen on that plan, there were numerous small cottages scattered throughout Lots 1 and 2, including a cottage in this location on Lot 2. The next USGS survey after 1952 was conducted in 1971, and it also shows how these Lots had been developed with cottages (Photo 4).

In September of 1971, they prepared a subdivision plan of Lot 2 into two parcels, with this house shown on Lot 3 (Figure 4).⁸ They sold this Lot 3 in 1972 to Bernard and Clara Epstein of Worcester.⁹ They owned this house until 1998, when they sold it to Lisa M. Grossman and Brian D. Brader of Eastham.¹⁰ In 2011, they sold it to the current owners, Mark and Celeste Hanlon of Philadelphia, PA.¹¹

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⁴ Book 1005/ Page 489.

⁵ Book 1370/ Page 568.

⁶ Book 1420/ Page 215.

⁷ Plan Book 247/ Page 44.

⁸ Plan Book 253/ Page 66.

⁹ Book 1609/ Page 193.

¹⁰ Book 11235/ Page 251.

¹¹ Book 25679/ Page 318.

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Figure 1. Assessor Sketch.



Photo 2. View from Gigi Lane, looking northwest.

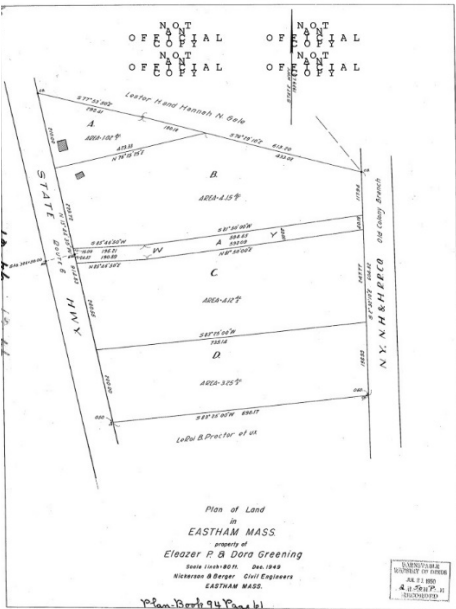


Figure 2. December, 1949 Plan of Land.



Photo 3. Detail of 1952 USGS aerial survey photograph.

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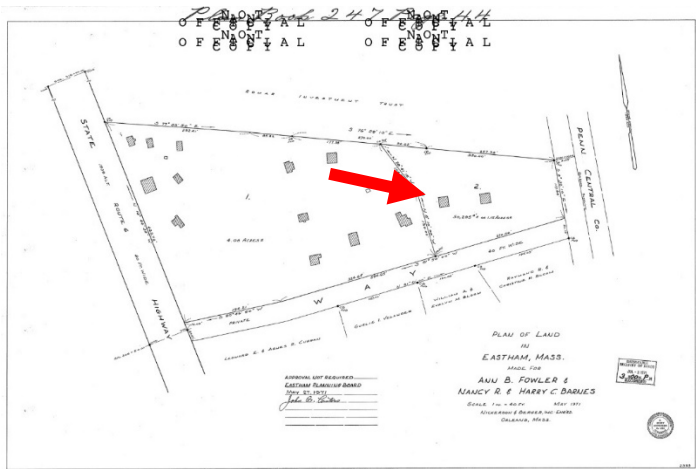


Figure 3. May, 1971 Plan of land (arrow to location of 105 Gigi Lane added).

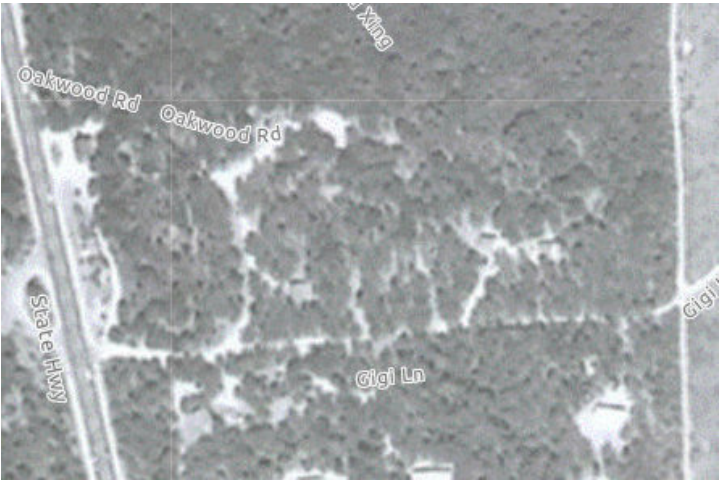


Photo 4. Detail of 1971 USGS aerial survey photograph.

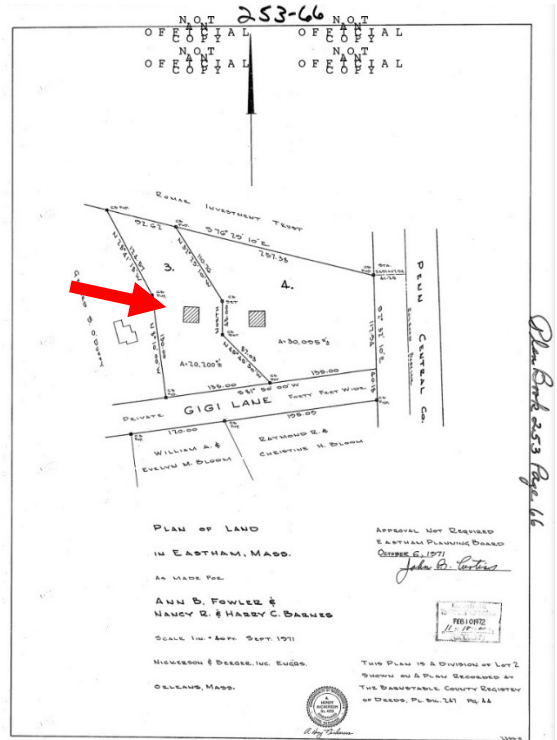


Figure 4. 1971 Subdivision Plan (arrow to 105 Gigi Lane added).